



## THE CITY OF SAN DIEGO

DATE ISSUED: June 13, 2001 REPORT NO. RA-01-08

ATTENTION: Chair and Members of the Redevelopment Agency  
Docket of June 19, 2001

SUBJECT: Third Implementation Agreement to the Disposition and Development Agreement for the International Gateway of the Americas Project with International Gateway Associates, LLC, and Amend Budget to accept \$50,000

REFERENCE: Manager's Reports No. 01-035, dated February 21, 2001; 00-247, dated November 12, 2000; RA-00-19, dated November 15, 2000; RA-00-03, dated February 16, 2000; RA 98-4, dated May 6, 1998; and RA-97-8, dated July 11, 1997

### SUMMARY

Issue - Should the Agency: (1) Enter into the Third Implementation Agreement to the Disposition and Development Agreement (DDA) for the International Gateway of the Americas Project with International Gateway Associates, LLC; and (2) Amend the budget to accept \$50,000 from Land Grant?

Manager's Recommendation - That the Agency: (1) Approve the Third Implementation Agreement to the DDA for the International Gateway of the Americas Project with International Gateway Associates, LLC; (2) Amend the budget to accept \$50,000.

Other Recommendations - None.

Fiscal Impact - The Third Implementation Agreement only extends the dates of certain activities. The \$50,000 will off set the costs associated with completing the next phases of the project (the federal agencies negotiations.)

Environmental - The City Council and the Redevelopment Agency certified a Mitigated Negative Declaration (MND) (SCNo. 98031064) for this project with approval of the DDA on May 12, 1998.

### Redevelopment Agency

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Economic Development and Community Services



## BACKGROUND

On November 21, 2000, the Redevelopment Agency entered into the Second Implementation Agreement with International Gateway Associates, LLC. The Second Implementation Agreement provided for the Agency assuming certain offsite improvement costs associated with the project. On February 22, 2000, the Redevelopment Agency entered into the First Implementation Agreement which provided for the first phase of the project proceeding ahead of the anticipated International Bridges and Border Commission (IBBC) authorization of the River Pedestrian Bridge.

On November 21, 2000, the City Council approved the discretionary permits for the first two phases of the project (Parcels A and B/C). The City Council, also, approved entering into two parking lot leases with International Gateway Associates, LLC on February 21, 2000, to facilitate the project financing.

In March the developer began construction on the first phase of the project, Parcel B/C. They anticipate the first phase will be open in November of this year.

## DISCUSSION

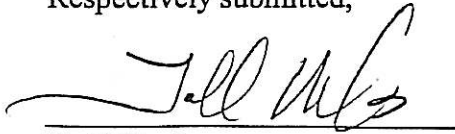
In April of this year, staff met with White House staff and the developer in Washington D.C., to discuss the project. At the same time staff met with State Department officials along with representatives from Customs, INS, GSA to discuss specific issues related to the federal inspection agency requirements for the River Pedestrian Bridge. As a result of these and other meetings, and followup phone conversations, staff and the Developer are anticipating IBBC approval of the River Pedestrian Bridge within the next year. Mexico City delivered a diplomatic note to the United States State Department at the April IBBC meeting in Juarez, Mexico, indicating a interest in pursuing the studies necessary to advance the River Pedestrian Bridge.

Specifically, the Third Implementation Agreement would amend the Schedule of Performance (Attachment No. 3 to the DDA) by extending the date the developer has to receive the federal approvals for the River Pedestrian Bridge from June 30, 2001, to June 30, 2002. It would also adjust some of the dates for submission of plans etc. to reflect the current anticipated construction schedule.

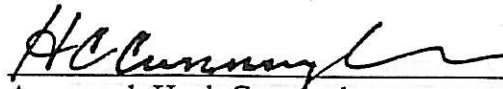
ALTERNATIVE

Do not approve the Third Implementation Agreement with International Gateway Associates, LLC. This alternative would significantly delay, or stop, this phase of the project.

Respectively submitted,



Todd Hooks  
Deputy Executive Director of  
Redevelopment



Approved: Hank Cunningham  
Assistant Executive Director of  
Redevelopment

CUNNINGHAM/PKH

ATTACHMENT: Third Implementation Agreement

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